

ARTICLE 8

HOUSING OPPORTUNITY OVERLAY DISTRICT (HO-O)

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SECTION 8-1 INTENT

8-101. The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Housing Opportunity Overlay District (HO-O). The intent of this district is to provide for denser single-unit detached residential development, within the R-1 or R-2 district, on smaller than normal lot sizes in areas where residential redevelopment is desirable, together with such other uses as may be necessary or are typically compatible with residential surroundings. This district is designed to encourage the construction of affordable housing.

SECTION 8-2 USE REGULATIONS

8-201. In the Housing Opportunity Overlay District no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a. Single family detached dwellings, on a permanent foundation. All group homes shall have an exterior appearance which is in reasonable conformance to the general neighborhood standard.
- b. Accessory uses, including automobile parking areas, customarily incident to the above uses and located on the same lot therewith,

not involving the conduct of a business or industry. Accessory buildings shall not exceed four hundred (400) square feet in ground floor area.

c. Home occupations subject to the following use standards:

1. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed twenty-five percent (25%) of the floor area.
2. Garages or carports, whether attached or detached, shall not be used for home occupations other than for the storage of automobiles.
3. All materials equipment and samples associated with such home occupation shall be stored completely within the dwelling.
4. No alterations or additions shall be made to a dwelling or accessory structure for business or commercial purposes as will alter the residential appearance of such dwelling.
5. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon.
6. Permitted home occupations shall not include the employment of any persons not residing on the premises in the performance of the occupation.
7. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
8. The home occupation shall not cause the elimination of required off-street parking.
9. No uses which create excessive noise, odor, dust, vibration, air pollution, water pollution or conflict with the use of adjacent property for residential uses are permitted.
10. When elder care is operated as a home occupation, it shall be limited to 5 individuals at any one time.

SECTION 8-3 PARKING REGULATIONS

8-301. Two (2) off-street parking spaces shall be provided for each dwelling unit.

SECTION 8-4 HEIGHT, AREA AND YARD REGULATIONS

8-401. Height: Main buildings or structures shall not exceed thirty-five (35) feet and/or two and one-half (2-1/2) stories in height. Detached accessory structures shall not exceed a maximum of fifteen (15) feet.

8-402. Yards:

a. Front Yard: The depth of the front yard shall be at least thirty (30) feet.

b. Side Yard: There shall be a side yard of at least five (5) feet on each side of a dwelling. All detached accessory buildings shall provide a minimum side yard of five (5) feet.

c. Rear Yard: The depth of the rear yard shall be at least twenty (20) feet. All detached accessory buildings shall provide a minimum rear yard of five (5) feet.

8-403. Lot Dimensions: The minimum width of a lot shall be fifty (50) feet on an interior lot and seventy (70) feet on a corner lot. The minimum depth of a lot shall be ninety (90) feet. Lots fronting a cul-de-sac with at least a fifty (50) foot radius may have width at the front lot line of not less than twenty-five (25) feet.

8-404. Lot Area Per Household: Every single-household dwelling or residence established shall provide a minimum lot area of five thousand eight hundred (5800) square feet per household.

8-405. Size of Dwelling: Every dwelling hereafter erected, constructed, reconstructed or altered in the HO-O District shall have a minimum habitable area, excluding basements, open and screened porches and garages, of not less than nine hundred (900) square feet.

8-406. Maximum Building Coverage: The maximum building coverage of a lot including accessory buildings but excluding swimming pools shall not exceed forty (40) percent.

8-407. Minimum District Size: The minimum district size shall be twenty three thousand and two hundred (23,200) square feet.

SECTION 8-5 SIGN REGULATIONS

8-501. Sign regulations for the HO-O District shall be the same as set out in Article 27 for the underlying zoning district of the property within the HO-O District.